

LEGEND

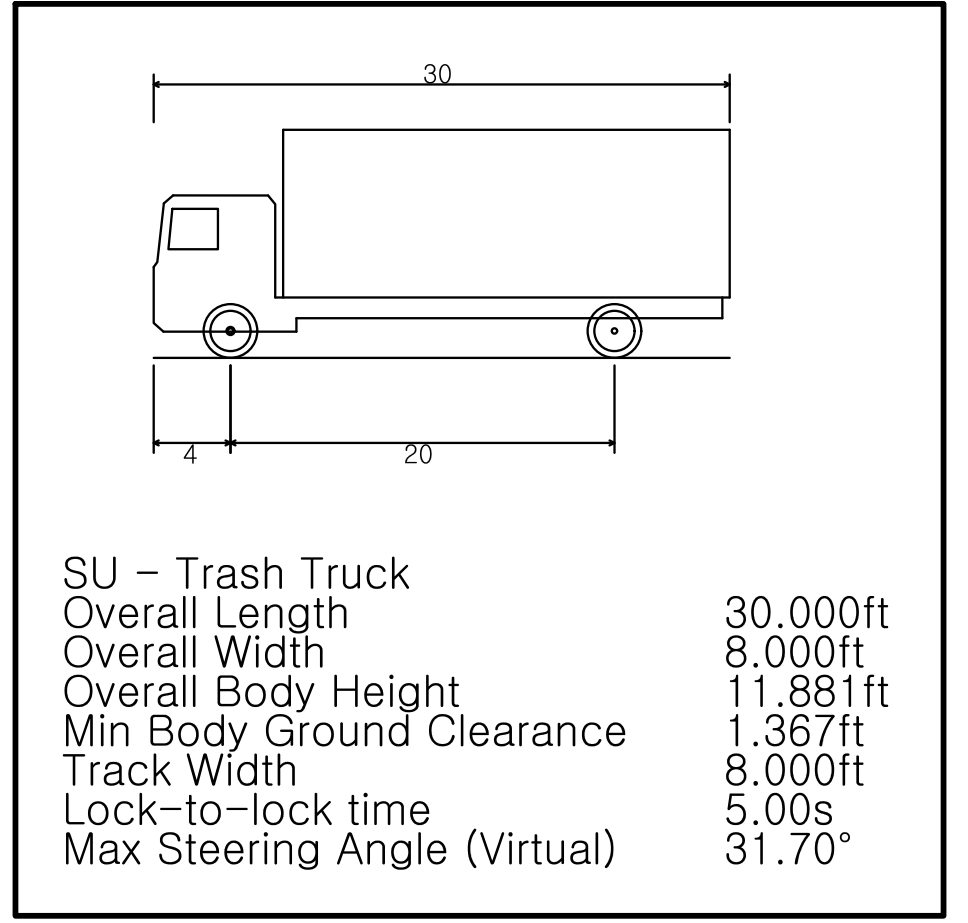
EXISTING			
e	EAST OR ELECTRIC	OHE	OVERHEAD ELECTRIC
n	NORTH	OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
oh	OVERHEAD	OHT	OVERHEAD TELEPHONE
s	SOUTH OR SEWER	OHTV	OVERHEAD TV
t	TELEPHONE	X'SS	SANITARY SEWER
up	UNDERGROUND	UGE	UNDERGROUND ELECTRIC
w	WEST OR WATER	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
---	PROPERTY LINE	UGT	UNDERGROUND TELEPHONE
- - - -	RIGHT OF WAY LINE	UGTV	UNDERGROUND TV
- · - · -	STORM DRAIN	X'W	WATER
- - - X'G	GAS		

PROPOSED	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
⊙	BUILDING CONTROL POINT
#	PROPOSED PARKING SPACES
▭	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

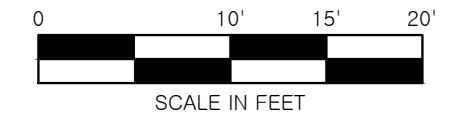
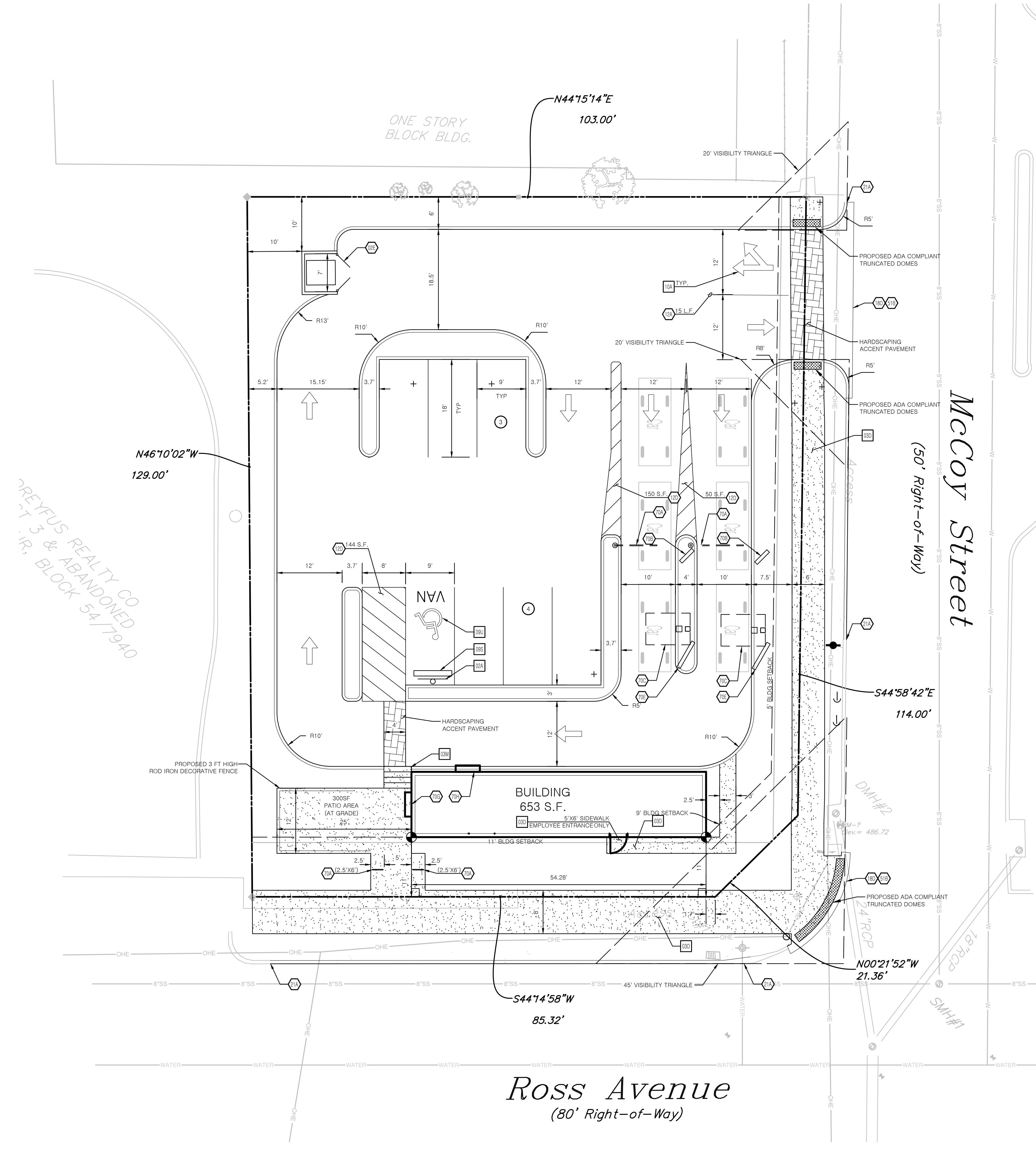
- #### GENERAL SITE NOTES
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 09E AND 09C OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09B.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

- #### SITE NOTES
- 02E 7' HIGH CONCRETE MASONRY TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
 - 18D MATCH EXISTING PAVEMENT ELEVATIONS.
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
 - 70A BICYCLE RACK
 - 70B HEIGHT BAR
 - 70C PRE-MENU BOARD
 - 70D CANOPY EXTENTS
 - 70E SPEAKERS
 - 70F SPEAKER ORDER BOARD
 - 70G WALK UP WINDOW
 - 70H DRIVE UP WINDOW

- #### SITE DETAILS
- 02A PRECAST CONCRETE WHEEL STOP
 - 03D CONCRETE SIDEWALK
 - 03M WHEELCHAIR RAMP IN SIDEWALK
 - 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
 - 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
 - 09U ACCESSIBLE PARKING SYMBOL
 - 10A TRAFFIC FLOW ARROW



SITE SUMMARY TABLE	
LOT 1/BLOCK A/596 ROSS MCCOY ADDITION	
SITE AREA:	0.30 ACRES (13,000 S.F.)
BLDG AREA:	653 SF
ZONING :	PDD 298 (SUBAREA I)
SETBACKS	FRONT - 5' TO 15' REAR - 5' SIDE - 0 OR 10'
FLOOR AREA RATIO	0.05:1 (4:1 MAX PER PDD 298)
HEIGHT	25'
LOT COVERAGE	5.02% (653 SF)
PARKING REQUIRED	1 SPACES PER 100 SQUARE FEET OF FLOOR AREA = 7 6 STACKING SPACES REQUIRED FOR DRIVE-THROUGH WINDOW TWO BIKE RACKS REQUIRED
PARKING PROVIDED	7 PARKING SPACES 6 STACKING SPACES TWO BIKE RACKS



NOT FOR CONSTRUCTION

29912.0	4/6/17	ADS	EPW	TJA	TJA
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
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ZONING CASE #		Z167-210			
SPECIAL USE PERMIT		REV DATE	4/6/17	SHEET NO.	C3 OF 12
		REV-1			

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